

NOTICE OF MEETING

BELMONT FRESH WATER SUPPLY DISTRICT NO. 1 OF DENTON COUNTY

The Board of Supervisors of Belmont Fresh Water Supply District No. 1 of Denton County will hold a regular meeting on Monday, January 12, 2026, at 7:00 p.m., at 1301 Homestead Way, Argyle, Texas, to discuss and, if appropriate, act upon the following items:

1. Determine quorum and call to Order.
2. Public comment(s) – In accordance with the Open Meetings Act, Supervisors are prohibited from acting on or discussing any items brought before them at this time not listed on this agenda. Citizen's comments will be limited to 3 minutes. Comments about any of the agenda items may be taken into consideration at this time or during that agenda item. All remarks and questions addressed to the Board shall be addressed to the Board as a whole and not to any individual member thereof.
3. Consent Items:
 - a. Minutes of December 8, 2025, Board of Directors meetings;
 - b. Developer's report, including status of lot development, and lot/home sales;
 - c. Tax collections report;
 - d. Town of Northlake law enforcement patrol activity report; and
 - e. All-American Dogs, Inc., patrol activity report.
4. Financial and bookkeeping matters, including:
 - a. Approval of Bookkeeper's Report and payment of bills, and take any action necessary or appropriate in connection therewith.
5. Special Action Items, including:
 - a. Review and approval of District's Operating Budget for Fiscal Year Ending January 31, 2027;
 - b. Annual review of Investment Policy and adopt Resolution Regarding Annual Review of Investment Policy;
 - c. Review, revise, and adopt Resolution Establishing the Authorized Depository Institutions and Adopting List of Qualified Broker/Dealers with Whom the District May Engage in Investment Transactions; and
 - d. Accept annual disclosure statements for Investment Officer and bookkeeper.
6. Reports and recommendations from Triton and Website Committee; review of resident requests and communication submitted via website, and the taking of any action necessary or appropriate in connection therewith.
7. Construction, Maintenance, and Repair Matters, including:
 - a. Review and approve engineer's report:

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- i. status of construction projects within the District;
 - ii. authorizing/ratification and preparation of plans and specifications for water, sewer, and road improvements;
 - iii. approval/ratification of construction plans and specifications and authorize/ratify advertising for bids for contract(s);
 - iv. award/rescission of contract(s) for District project(s);
 - v. approval/ratification of pay application(s) and change order(s);
 - vi. approval/ratification of engineering task order(s);
 - vii. acceptance of certificate of completion and authorize final acceptance of District utility and paving projects; and
 - viii. consider maintenance and repair issues, and authorization and acceptance of proposals in connection with same; discussions regarding improvements in aid of District streets.
 - b. Review District safety matters, including:
 - i. Homestead Way water and utilities addition;
 - ii. phase 15 fence relocation; and
 - iii. capital recovery fee update.
 - c. Review repair and maintenance matters.
 - d. Discussion on updating the Street Closure Request Form to remove outdated references to COVID-19 restrictions.
 - e. Discussion on best practices for notifying residents of potential traffic or pedestrian congestion, or hazards, resulting from construction projects or neighborhood events.
8. Other Discussion Items:
- a. Committee and Police Liaison reports and recommendations;
 - b. Report from Board of Supervisors regarding individual actions taken over prior month;
 - c. Discussion regarding possible annexation by Town of Northlake; establish committee in connection with same;
 - d. Discussion regarding Interlocal Agreement for Law Enforcement Services; and
 - e. Discussion regarding litigation styled *Michael Ganz, Sherri Ganz, Harris Hughey, and Cheryl Hughey v. Toll Southwest, LLC, et al.*, and take any related action.
9. 2026 Supervisors Election, including:
- a. adopt Resolution Designating an Agent of the Secretary of the Board of Supervisors During the 2026 Board of Supervisors Election Period;
 - b. authorize Notice of Deadline to File Applications for Place on the Ballot;
 - c. approve contracting for election services and any associated agreements if necessary with Denton County;
 - d. adopt Order Calling Supervisors Election; and

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- e. authorize Notice of Election.
- 10. Items for placement on future meeting agendas.
- 11. Adjourn.

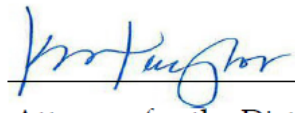
AVISO DE ASAMBLEA

DISTRITO DE SUMINISTRO DE AGUA DULCE NRO. 1 DE BELMONT DEL CONDADO DE DENTON

La Junta de Supervisores del Distrito de Suministro de Agua Dulce Nro. 1 de Belmont del Condado de Denton llevará a cabo una asamblea ordinaria el lunes 12 de enero de 2026, a las 7:00 p.m., en 1301 Homestead Way, Argyle, Texas, para discutir y, de ser necesario, actuar sobre los siguientes puntos:

- 9. Elección de Supervisores de 2026, que incluye:
 - a. adoptar una Resolución para designar a un Agente del Secretario de la Junta de Supervisores durante el periodo de la Elección de la Junta de Supervisores de 2026;
 - b. autorizar el Aviso de fecha límite para presentar solicitudes para un lugar en la boleta de votación;
 - c. aprobar la contratación de servicios electorales y cualquier convenio relacionado necesario con el Condado de Denton;
 - d. adoptar una Orden para convocar una Elección de Supervisores; y
 - e. autorizar el Aviso de elección.





Attorney for the District

Belmont Fresh Water Supply District No. 1 of Denton County reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code, Section 551.071 (Consultation with Attorney about Pending or Contemplated Litigation), Section 551.072 (Deliberations about Real Property), Section 551.073 (Deliberations about Gifts and Donations), Section 551.074 (Personnel Matters), Section 551.076 (Deliberations about Security Devices), and Section 551.086 (Economic Development).

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